

Waterville

42-55

RK 6796PG023

TRANSFER
TAX
PAID

WARRANTY DEED
003453

KNOW ALL MEN BY THESE PRESENTS, THAT I, TERRY A. BOUCHARD, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **PAUL J. LESSARD and BEVERLY A. LESSARD**, both of Waterville, County of Kennebec, and State of Maine, whose address is 318 Evergreen Drive, Waterville, ME 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **PAUL J. LESSARD and BEVERLY A. LESSARD**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and further bounded and described as follows:

A certain lot or parcel of land, with all buildings thereon, situate in Waterville, County of Kennebec and State of Maine and being Lot No. 83A on the Revised Plan of Cherry Hill Terrace in Waterville made by Associated Engineers, Inc. dated January 31, 1957 and recorded in the Kennebec County Registry of Deeds in Plan Book 20 Page 50 to which reference may be had for a more particular description. This conveyance is made subject to the following restrictions:

FIRST: This entire tract shown by the Plan of Cherry Hill Terrace referred to above is restricted to building for residential purposes only the Waterville Zoning Ordinance, and this Lot No. 83 and all other lots shown by said plan is subject to and entitled to the benefits of said ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 83A nor any other lot shown by said plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.

THIRD: Furthermore, no such house shall be built costing less than fifteen thousand dollars (\$15,000.00) in said Cherry Hill Development.

FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within thirty-eight (38) feet of the street line, or within fifteen (15) feet of the boundary line of the lot.

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Being the same premises conveyed to the herein Grantor by Warranty Deed of Susan Chapin and John F. Pastore, dated April 21, 1999 and recorded in the Kennebec Registry of Deeds at Book 5926 Page 252.

IN WITNESS WHEREOF, I, the said **TERRY A. BOUCHARD**, have hereunto set my hand and seal this 29th day of January, 2002.

Signed, Sealed and Delivered
in the presence of:

Witness

Terry A. Bouchard
TERRY A. BOUCHARD

ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

Jan. 29, 2002

Personally appeared the above named **TERRY A. BOUCHARD** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

David B. Whyte
NOTARY PUBLIC
DAVID B. WHYTE
Notary Public - Maine
My Commission Expires June 27, 2007



(print name)

RECEIVED KENNEBEC SS.

2002 JAN 30 PM 2:21

ATTEST: Deborah Booth-Hallway
ACTING REGISTER OF DEEDS